



UNITED STATES PATENT AND TRADEMARK OFFICE

UNITED STATES DEPARTMENT OF COMMERCE
United States Patent and Trademark Office
Address: COMMISSIONER FOR PATENTS
P.O. Box 1450
Alexandria, Virginia 22313-1450
www.uspto.gov

APPLICATION NO.	FILING DATE	FIRST NAMED INVENTOR	ATTORNEY DOCKET NO.	CONFIRMATION NO.
10/639,611	08/12/2003	Steven Geller	5572/2	5395
29858	7590	09/08/2005	EXAMINER	
BROWN, RAYSMAN, MILLSTEIN, FELDER & STEINER LLP 900 THIRD AVENUE NEW YORK, NY 10022				LEVINE, ADAM L
ART UNIT		PAPER NUMBER		
3625				

DATE MAILED: 09/08/2005

Please find below and/or attached an Office communication concerning this application or proceeding.

Office Action Summary

Application No.	Applicant(s)	
10/639,611	GELLER ET AL.	
Examiner	Art Unit	
Adam Levine	3625	

-- The MAILING DATE of this communication appears on the cover sheet with the correspondence address --

Period for Reply

A SHORTENED STATUTORY PERIOD FOR REPLY IS SET TO EXPIRE 3 MONTH(S) OR THIRTY (30) DAYS, WHICHEVER IS LONGER, FROM THE MAILING DATE OF THIS COMMUNICATION.

- Extensions of time may be available under the provisions of 37 CFR 1.136(a). In no event, however, may a reply be timely filed after SIX (6) MONTHS from the mailing date of this communication.
- If NO period for reply is specified above, the maximum statutory period will apply and will expire SIX (6) MONTHS from the mailing date of this communication.
- Failure to reply within the set or extended period for reply will, by statute, cause the application to become ABANDONED (35 U.S.C. § 133). Any reply received by the Office later than three months after the mailing date of this communication, even if timely filed, may reduce any earned patent term adjustment. See 37 CFR 1.704(b).

Status

1) Responsive to communication(s) filed on 13 January 2004.
2a) This action is FINAL. 2b) This action is non-final.
3) Since this application is in condition for allowance except for formal matters, prosecution as to the merits is closed in accordance with the practice under *Ex parte Quayle*, 1935 C.D. 11, 453 O.G. 213.

Disposition of Claims

4) Claim(s) 1-9 is/are pending in the application.
4a) Of the above claim(s) _____ is/are withdrawn from consideration.
5) Claim(s) _____ is/are allowed.
6) Claim(s) 1-9 is/are rejected.
7) Claim(s) _____ is/are objected to.
8) Claim(s) _____ are subject to restriction and/or election requirement.

Application Papers

9) The specification is objected to by the Examiner.
10) The drawing(s) filed on 12 August 2003 is/are: a) accepted or b) objected to by the Examiner.
Applicant may not request that any objection to the drawing(s) be held in abeyance. See 37 CFR 1.85(a).
Replacement drawing sheet(s) including the correction is required if the drawing(s) is objected to. See 37 CFR 1.121(d).
11) The oath or declaration is objected to by the Examiner. Note the attached Office Action or form PTO-152.

Priority under 35 U.S.C. § 119

12) Acknowledgment is made of a claim for foreign priority under 35 U.S.C. § 119(a)-(d) or (f).
a) All b) Some * c) None of:
1. Certified copies of the priority documents have been received.
2. Certified copies of the priority documents have been received in Application No. _____.
3. Copies of the certified copies of the priority documents have been received in this National Stage application from the International Bureau (PCT Rule 17.2(a)).

* See the attached detailed Office action for a list of the certified copies not received.

Attachment(s)

1) Notice of References Cited (PTO-892)
2) Notice of Draftsperson's Patent Drawing Review (PTO-948)
3) Information Disclosure Statement(s) (PTO-1449 or PTO/SB/08)
Paper No(s)/Mail Date _____

4) Interview Summary (PTO-413)
Paper No(s)/Mail Date. _____
5) Notice of Informal Patent Application (PTO-152)
6) Other: _____

DETAILED ACTION

Specification

The lengthy specification has not been checked to the extent necessary to determine the presence of all possible minor errors. Applicant's cooperation is requested in correcting any errors of which applicant may become aware in the specification.

Claim Objections

Claim 6 is objected to because of the following informalities: The meaning of the phrase "on a first computer of the at least one computer," in lines 4-5 is difficult to understand. It is understood as either "on a first computer of the computer system," or "on a first computer from among the at least one computer." Examiner understands both phrases to have the same meaning in the context of this application. The first suggested replacement phrase is recommended as being more easily understood. Appropriate correction is required.

Claim Rejections - 35 USC § 102

The following is a quotation of the appropriate paragraphs of 35 U.S.C. 102 that form the basis for the rejections under this section made in this Office action:

A person shall be entitled to a patent unless –

(b) the invention was patented or described in a printed publication in this or a foreign country or in public use or on sale in this country, more than one year prior to the date of application for patent in the United States.

1. **Claims 1-9 are rejected under 35 U.S.C. 102(b) as being anticipated by Raveis (Pub. No. US 2001/0005829).**

Raveis teaches all the limitations of Claims 1-9. For example, Raveis discloses a system and method for facilitating real estate transactions using a computer system comprising at least one database, and allowing navigation between at least one display and two additional displays for displaying information about real estate transactions (see at least Abstract, page 10 para.0102-0105). Raveis further discloses:

- providing a first informational computer screen display for displaying information obtained from a database: (see at least Figs. 1,3-6; page 1 para.0008, page 2 para.0013, page 4 para.0070, page 8 para.0092, page 9 para. 0098) about one or more real properties; a first display being partitioned into a plurality of portions, each portion displaying information about at least a first property (see at least Figs. 3-6, page 1 para.0008, page 9 para.0098-0100, page 10 para.0102-0105).
- allowing navigation by a single user selection from the first display to any one of at least two additional computer screen displays: the additional displays comprising a first additional display comprising information about realty deals facilitated by the computer system and a second additional display comprising information about realty deals facilitated by the computer system, allowing navigation from any of the displays to any other of the displays for providing additional information about at least a first one of the one or more real properties (see at least page 1 para.0008, page 8 para.0091, page 10 para.0102-0105).

Please note: The exact nature of the information provided, not having any

functional impact on the method, is non-functional descriptive matter. Even if the information in the present application's claims differed from Raveis it would therefore not patentably distinguish the claims. In this case, however, the descriptive material in the present application is essentially the same as in Raveis).

- at least one computer: (see at least Abstract, Fig.1, page 1 para.0007, page 3 para.0035-0037, page 4 para.0040).
- at least one database accessible by the at least one computer: the first computer comprises the at least one database (see at least Abstract, page 1-2 para.0012-0013, page 2 para.0018,); database is a relational database (see at least page 3 para.0033).
- first informational computer screen display provided on a first computer: for displaying information obtained from the database (see at least Figs. 1,3-6; page 1 para.0008, page 2 para.0013, page 4 para.0070, page 8 para.0092, page 9 para. 0098).
- at least two additional computer screen displays: a first additional display and a second additional display (see at least page 1 para.0007-0008, page 8 para.0091, page 10 para.0102-0105).
- computer system is a networked computer system: (see at least Abstract, page 1 para.0007-0008, page 2 para.0016-0017, page 3 para.0031-0032, 0034, 0037, page 3-4 para.0038); first computer is a client computer (see at least page 3 para.0035, page 4 para.0040, page 11 para.0115); server computer comprises

the at least one database (see at least page 3 para.0031-33, page 3-4 para.0038).

Conclusion

The prior art made of record and not relied upon is considered pertinent to applicant's disclosure. Each listed reference teaches systems, methods, and/or apparatuses for facilitating transactions by aiding the flow of information. Each includes at least one database, a computer, a computer network, a server, at least two navigable computer screen displays, and a relational database. Finally, each specifically notes its applicability to real estate, real property, or realty transactions.

- Rozmanith, US Pat. No. 5,179,652 (January 12, 1993); Method and apparatus for storing, transmitting and retrieving graphical and tabular data. Refers specifically to real estate.
- Rozmanith, US Pat. No. 5,185,857 (February 9, 1993); Method and apparatus for multi-optional processing, storing, transmitting and retrieving graphical and tabular data in a mobile transportation distributable and/or networkable communications and/or data processing system. Refers specifically to real estate.
- Raveis, US Pat. No. 6,321,202 (November 20, 2001); System and method for managing transactions relating to real estate.
- Raveis, Pub. No. US 2002/0046159 (April 18, 2002); System and method for managing transactions relating to real estate.

- Raveis, Pub. No. US 2002/0049624 (April 25, 2002); System and method for tracking real estate transactions.
- Yang, US Pat. No. 6,301,586 (October 9, 2001); System for managing multimedia objects. Refers specifically to real estate.

Any inquiry concerning this communication or earlier communications from the examiner should be directed to Adam Levine whose telephone number is 571.272.8122. The examiner can normally be reached on M-F, 8:30-5:00 Eastern.

If attempts to reach the examiner by telephone are unsuccessful, the examiner's supervisor, Wynn W. Coggins can be reached on 571.272.7159. The fax phone number for the organization where this application or proceeding is assigned is 571-273-8300.

Information regarding the status of an application may be obtained from the Patent Application Information Retrieval (PAIR) system. Status information for published applications may be obtained from either Private PAIR or Public PAIR. Status information for unpublished applications is available through Private PAIR only. For more information about the PAIR system, see <http://pair-direct.uspto.gov>. Should you have questions on access to the Private PAIR system, contact the Electronic Business Center (EBC) at 866-217-9197 (toll-free).

Adam Levine
Patent Examiner
September 1, 2005



WYNN W. COGGINS
SUPERVISORY PATENT EXAMINER
TECHNOLOGY CENTER 3600